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County of San Luis Obispo
Department of Planning and Building

July 31, 2014

Re: August 1, 2014 Planning Department Hearings
Agenda Item #5
Biddle Ranch Vineyards, LLC Minor Use Permit

Dear Commissioners:

My wife and I live on Biddle Ranch Road directly across the road from the subject property. We apologize for the late submission of our comments. Although our home is one of the closest residences to the Biddle Ranch Winery, it is 600 feet beyond the notification radius and therefore we were not advised of the Planning Department Hearing.

Although we are unable to attend the August 1 Planning Department Hearings on the Biddle Ranch Vineyards, LLC Minor Use Permit, we have concerns over yet another winery/special events center receiving a Minor Use Permit for events above and beyond the industry events, which are exempt.

The addition of the Biddle Ranch Vineyard special events application will bring the total to eleven wineries in the Edna Valley capable of having large gatherings that have nothing to do with their agricultural operation. Add four additional rural event centers staging events each weekend and the cumulative impact on the Edna Valley is significant. The peacefulness of this unique agricultural area has turned into a "rolling event venue".

Let's turn to just the potential impact on Biddle Ranch Road, which is 1.2 miles long. There are ten parcels larger than the subject property facing Biddle Ranch which have not been developed with a winery, although some parcels have vineyards and all have the potential to plant vineyards. Will each of those be granted a Minor Use Permit for special events? When will the cumulative impacts these additional events have on the residents of this area be recognized?

We support all agriculture operations and the right to farm on all property zoned for agriculture in our county. What we do not support, are non-agricultural enhancements to farming operations and property zoned for agriculture that impact others.

In conclusion, we believe it is irresponsible to continue granting Minor Use Permits for Special Events within the Edna Valley without first addressing their total impact.

Respectfully submitted,



Howard & Vicki Carroll